

13.592 acres/5.5 hectares

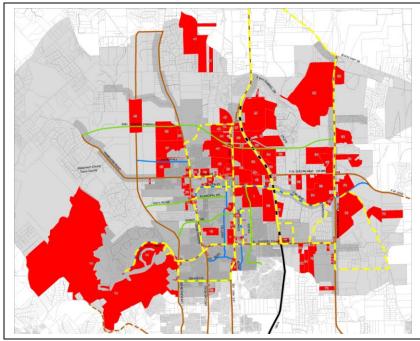
US 183 frontage west

Utilities

Greenfield

Zoning - General Commercial

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13.592 Acres/5.5 Hectares Knight Real Estate

Property								
Total Acreage: 13.592 acres	Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. V, Z							
Location								
City: Leander				Cou	nty: William	son		
Address/Directions: Triangular property located at the bend of US 183 in southern Leander, between US 183 and the railroad								
Within City Limits: Yes	the bend of o	Distance from City Limits: Not Applicable						
Distance to US Highways: in Distance to Interstate Highways								
General Site Information								
Previous Use of Site: Socce Fields	er	General Condition: Good			Dimensions: 1,755 x 715 feet/535 x 218 meters			
Soil Composition (based up Williamson County, Issued deep, shallow and very shall formed in indurated fracture slopes from 0 to 8 percent	on-Eckrant-Do , cobbly, and s	stony	noderately soils	Shrink/Swell Capacity: Moderate to Very High with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete				
Adjoining Acreage Available: No Can Site E			e Divided: Ye	Divided: Yes Lot Size: Negotiable				
Improvements Rail Served: No Proximity to Port(s): Three (Houston	Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail Other Improvements: Adjacent to an 800-plus home residential subdivision on US 183							
Fenced: No	Landscaped: No							
Located within an Industrial Park: No			Type of Business: Preference for mixed-use office, retail and possibly multifamily					
Deed Restriction(s): No			Covenants: No					
Utilities								
of Engineering (512)	Water - Size of Nearest Line: 12 inches/30.5 cm Pressure: 88 psi/606.7 kilopascal				Sewer - Size of Nearest Line: 8 & 10 inches/20.3 & 25.4 cm			
Electric Service: Pedernales Electric Cooperative (PEC)	Dhone: (830) 868.		6041 Fac		s: (512) 268-	0328	Email: Trista.fugate@peci.com	
Natural Gas Service: ATMOS Energy, (512)			ize of Nearest ine: 4 inch/10.2 n Poly II		Pressure: Intermediate Pressure located .6 miles/.96 km north on Crystal Falls Pkwy. on Woods Lane			
		Phone: (512) 870-4430 and/or (979) 595-2424		Facs: (512) 870-4475 and/or (979) 595-2445		4475 and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com	
Solid Waste Disposal: Clawson Disposal, Inc.		Phone: (512) 259-1709		Facs: (512) 746-5807		5807	Email: clawsondisp@earthlink.net	
Sales Information								
Contact: Mr. Robert Knight	Facs: (512) 472- Email: Web Site: 1999 knight@knightrealestate.com www.knightrealestate.com							
Sales Price Negotiable 472-1800			Lease Price Negotiable					
Comments: Competitive loc the southern end of Leander				me" t	raffic. Loca	ted in front of B	lock House Creek subdivision on	